



COUNTY OF PLACER  
**NORTH TAHOE REGIONAL ADVISORY COUNCIL**  
175 Fulweiler Avenue ■ Auburn, CA 95603 ■ (530) 889-4010  
County Contact: Lindsay Romack (530) 308-0783

## **REGULAR MEETING MINUTES - FINAL**

August 9, 2018

North Tahoe Event Center

8318 N Lake Blvd, Kings Beach, CA 96143

### **1. Call to Order**

ROEDER called the meeting to order at 6:02 PM. A quorum was established.

MEMBERS PRESENT: Jewett, Roeder, Hill, Chillemi, Steakley, McFadden, and Lutkemuller.

Lyons arrived at 6:10 PM

MEMBERS ABSENT: Fulda

STAFF PRESENT: Romack and Friedman

PUBLIC: 9

### **2. MAC Member Introductions**

### **3. Approval of Agenda**

**It was agreed items may be taken out of order. HILL/CHILLEMI/UNANIMOUS**

### **4. Approval of Minutes of July 12, 2018**

**CHILLEMI/HILL/Carried with abstentions from Steakley and McFadden**

### **5. Reports**

#### **A. Supervisor/Tahoe Field Representative Reports**

ROMACK reported the area is in a High Fire Watch as strong winds are expected through this weekend.

#### **B. Community Reports**

ALLYSON PRERO, Problem Oriented Policing Officer with the Placer County Sheriff's Office (PSCO) reported during non-school times she is addressing community issues. NICOLE HESSION with PSCO announced upcoming community events.

#### **C. NTRAC Member Reports**

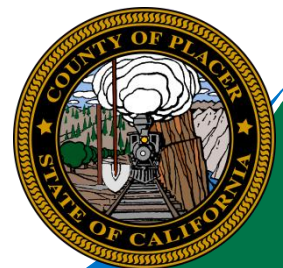
STEAKLEY is organizing volunteer efforts to reduce trash in the area. For more information or to volunteer time, email [CleanTeam@northtahoebusiness.org](mailto:CleanTeam@northtahoebusiness.org).

MCFADDEN asked about trash clean-up on the new Dollar Hill Trail. PETER KRAATZ said during construction, it is the contractor's responsibility. After that, it will be the County's.

LUTKEMULLER announced the deadline to file to run for office is tomorrow.

LYANS announced classes at Sierra Nevada College begin August 20. There is still time to enroll.

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at [www.placer.ca.gov/bos/mac](http://www.placer.ca.gov/bos/mac). Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



## **6. Public Comment**

ELLIE WALLER announced people can file to run for the North Tahoe Fire Protection District Board seat being vacated by Russ Potts until August 15.

REGINA STRAVER asked when artwork is being installed in the King Beach roundabouts. KRAATZ said this fall.

## **7. Information Items**

**A. Lakeside Redevelopment “Kings Beach Residential and Shore Club”: The applicant will provide an update on a proposed mixed-use project that comprises seven parcels, totaling .89 acres, in the downtown urban core of Kings Beach. The proposed project is located on the south side of North Lake Boulevard (Highway 28), extending across Brockway Vista and fronting on the shore of Lake Tahoe. The commercial development would consist of three commercial buildings including up to two 755 square foot one-story retail buildings and a 2,135 square foot commercial restaurant with approximately 295 square feet of outdoor patio dining at the eastern side of the project. The residential component of the project would include up to ten residential units (two duplex buildings and six detached single-family dwellings) with a private 2,123 square foot home owner’s amenity building (second story of the proposed restaurant building) and associated common open space. County staff is available to answer project status/general questions**

**Presenter and Applicant: Brian Helm**

**County Project Planner: Allen Breuch, Supervising Planner**

Due to a family emergency, the applicant, BRIAN HELM, could not attend tonight so the full presentation was not given. This item will come back to NTRAC as an Action Item.

BREUCH described the components of the project, which have changed since this last came to NTRAC. BREUCH expects a Conditional Use Permit to be issued.

CHILLEMI said that during the Area Plan process, there was a lot of discussion about mixed-use on the lake side of the highway. This project calls for more privately-owned condominiums on the lake side. She would like to invite the Kings Beach Area Plan Update Team be invited to consider the proposal.

STEAKLY asked for clarification on the layout of the project and what amenities would be available for public use.

The topic was open to public comment.

ELLIE WALLER said visual simulations would be helpful to consider the impacts of the project, exact location, and height. She feels this is piecemeal planning and the project should be subject to an EIR.

GREG LIEN, an attorney representing a neighbor of the project, questioned the approval procedure and urged the County to move more slowly. There are a lot of impacts that will need to be mitigated. He asked for another full informational presentation before this comes back as an Action Item.

REGINA STRAVER voiced concern about losing the commercial core in Kings Beach with more condominiums. She suggested the first floor only be for commercial use and that maybe a PCSO sub-station could be put back in Kings Beach.

CHRIS HENESSEY was part of the Kings Beach Area Plan Update Team. She reiterated the importance of the conclusions in the Area Plan. If not followed, all that work was for nothing and the intent is diluted. Kings Beach will have fewer hotel rooms, which is a concern.

RYAN WEXLER spoke against straying from the Area Plan. Laulima made a lot of promises and nothing has come through. They have not worked in good faith and no exceptions should be made.

ROEDER closed public comment and reiterated the request that this come back as an Informational Item.

**B. Traffic Calming and Pedestrian Safety in Kings Beach and Tahoe City  
Placer County Department of Public Works staff will present on various traffic  
calming and pedestrian safety measures in both Kings Beach and Tahoe City.  
Presenters: Peter Kraatz and Dan LaPlante, Placer County Department of  
Public Works**

LAPLANTE focused on Kings Beach initiatives. He described how the current traffic calming and pedestrian safety measures were designed and implemented, noting the mitigations to cut speeds in the grid. LAPLANTE discussed results of studies done before and after speed humps, raised crosswalks, radar speed signs, and sidewalks were installed in the grid. At this point, all project dollars have been exhausted, but the Traffic Management Program has a process by which the community can pay for improvements which are then maintained by the County.

KRAATZ reported much of the mitigation in Kings Beach was funded as part of the Kings Beach Commercial Core Improvement Project. In Tahoe City, the neighbors initiated an effort to install three temporary speed humps on Fairway Drive. If they have been effective, the neighbors may want to fund permanent humps. Observation Drive in Dollar Point is another example of the neighborhood funding speed humps.

A lengthily discussion followed that included Council members and the public raising various scenarios. In Tahoe City, the main issues are around Grove Street, Jack Pine, Red Cedar, Fairway, and Bunker with cars cutting through and pedestrian safety issues. In Kings Beach, the grid is still of concern. Strategies to address speed, traffic flows, and pedestrian safety were discussed.

**C. Nahas Property Acquisition and Achievable Local Housing**

**On July 24, the Placer County Board of Supervisors unanimously approved county staff to continue negotiation for the purchase of the Nahas Property- an 11.4 acre property located in Dollar Hill. The property is envisioned for potential achievable local housing. Staff will present an update on the acquisition and feedback from a community workshop held on August 1, 2018.**

**Presenter: Jennifer Merchant, Deputy CEO, Placer County**

MERCHANT reported the Board of Supervisors approved moving forward with negotiation to purchase the Nahas property with the idea of using it for housing to accommodate a range of income levels, in particular the “missing middle” comprised of teachers, firefighters, sheriffs, and special district employees. MERCHANT acknowledged the work the Mountain Housing Council has done to identify the needs. She presented statistics indicating housing costs in this area are increasing as incomes are decreasing.

MERCHANT described the property, which is in the TRPA Preferred Affordable Housing area. She explained what that means in terms of density. The property was previously approved for a senior housing project, but the developer was not able to secure funding.

A public meeting was held on August 1 with over 60 people offering almost 350 comments on ideas for the property. Feedback included positive responses to address the “missing middle,” keeping the scale and character of the community, and offering a mix of owner-occupied sales and rentals to full-time local workers.

Additional opportunities for public comment will be scheduled as the property is in contract for what is anticipated to be a 13 month escrow with possible extensions as funding and developer interest is secured.

There was general agreement from the Council that achievable housing is needed. There were concerns voiced about traffic and the need to find the right mix of housing to serve the local workforce.

The topic was open to public comment. CHRIS YAGER asked for clarification on how the property is being purchased and whether or not other properties are being considered.

**8. Action Item**

- A. Recommendation on a Request for \$50,000 in Park Dedication Fees for Truckee River Trail Rehabilitation: The Tahoe City Public Utility District (TCPUD) is seeking a recommendation on the expenditure of \$50,000 in Placer County Area 2 Park Dedication Fees. The TCPUD is requesting the fees to rehabilitate the Truckee River Trail between Olympic Valley and Tahoe City. Presenters: Andy Fisher, Placer County Parks Administrator, and Tahoe City Public Utility District staff**

FISHER presented the request for Park Dedication Fees to rehabilitate the trail. He reported that since the balance of Area 2 funds is approximately \$180,000, he is recommending half of the funds come from Area 1 funds, which has more money. FISHER had no recommendation on the allocation. Although he acknowledges the value of the project, park fees are not intended for ongoing costs.

KURT ALTHOF from TCPUD described the project, which is a complete removal of the existing surface and rehabilitation of the 38-year old trail which serves about 250,000 people per year, according to intercept surveys. ALTHOF said the complete project budget is approximately \$1.9 million, most of which is funded by TCPUD. He showed pictures of existing conditions.

FISHER clarified his suggestion to fund half of the request from Area 1 funds and half from Area 2. Discussion followed as details of the project were considered. It was noted SVMAC recommended approving the funding request as submitted.

The topic was open to public comment. ELLIE WALLER asked that the County address public access signage to the Truckee River so the rafting companies are not handling impacts to the river. She and REGINA STRAVER support use of Area 1 and Area 2 funds for this project.

CAROL WHITE believes the numbers on the survey may have underestimated the number of locals using the trails.

Public comment was closed.

**Motion to recommend fund the project as requested for \$50,000. Further to suggest half of the funds come from the Park Dedication Area 1 Fees and half from the Area 2 Fees. Also, to request TCPUD formally approach Squaw Valley Ski Holdings for additional funding for the project. LUTKEMULLER/STEAKLEY/UNANIMOUS**

#### **9. Future Agenda Items**

- Lakeside project
- Homewood status
- CHP to ask for increased enforcement

**10. Adjournment 9:03 PM to the next regular meeting on September 13, 2018 at the Tahoe City PUD Office, 221 Fairway Dr, Tahoe City, CA 96145**